PRELIMINARY PLAT OF
EMERALD GLADES SUBDIVISION
A SUBDIVISION IN JOPLIN, MISSOURI
SECTION 26, TOWNSHIP 28N, RANGE 33W
JASPER COUNTY, MISSOURI

POINT OF COMMENCEMENT @ FOUND 1/2" REBAR NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

POINT OF BEGINNING

S2°15'29"W 29.90' FOUND 1/2" IP

S87°57'53"E 197.47'

S2°31'36"W 50.00'

S87°57'53"E 1059.90' 1/2" FOUND REBAR

FOUND 1/2" REBAR

FOUND 5/8" REBAR

S2°15'47"W 99.37'

S87°53'52"E 60.74'

FOUND IP WITH CAP "LPS 2000147864" NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

0.4'±

N87°53'52"W 1257.13'

NEW LADY ADDITION PLAT BOOK 12, PAGE 66

FOUND 1/2" REBAR NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

S87°55'24"E 1316.62'

MARCY LANE
50' RIGHT-OF-WAY PUBLIC

NE CORNER SE 1/4 | 26-28-33

23 24" RCP FL 1020.8' 0.03'±

24" RCP FL 1024.1'

N2°15'29"E 1470.81'

FOUND 1" PIPE

ELLIS R. & MARGARET TOWNSEND NO BOOK AND PAGE

1.8'±

JASON H. & DEBRA S GASKILL TRUST BOOK 2555, PAGE 481

JASON H. & DEBRA S GASKILL TRUST BOOK 2555, PAGE 481 LOT 2

JASON H. & DEBRA S GASKILL BOOK 2555, PAGE 481 LOT 3

BEVERLY J. LLOYD BOOK 1314, PAGE 886 LOT 4

EDWARD H. & VIRGINIA K. COLEMAN BOOK 1301, PAGE 1124 LOT 5

MATTHEW R. & KATHERINE R. PROCTOR BOOK 2048, PAGE 518 LOT 6

LOT 14

NW 1/4 NE 1/4 SEC. 26

R & R LAND DEVELOPMENT CO. BOOK 2594, PAGE 1

NORTH INDIANA AVENUE

STORMWATER RETENTION POND

DETENTION POND/ WETLAND PRESERVATION AREA

STORMWATER RETENTION POND

STORMWATER RETENTION POND

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

STORM DRAINAGE EASEMENT 23'X150'

EAST WHITE OAK STREET 50'

REED ST.

SEDGE STREET

OSAGE STREET

EAST DAISY STREET

ASTER AVE.

NORTH MCKEE AVENUE

NORTH MICHIGAN AVENUE

HICKORY AVENUE

REDWING STREET

N. ST LOUIS AVENUE

SIGN EASEMENT 15'X32.5'

SIGN EASEMENT 15'X32.5'

SIGN EASEMENT 15'X32.5'

30' ELECTRIC EASEMENT BOOK 2453, PAGE 349 BOOK 2609, PAGE 162 BOOK 2222, PAGE 61

30' ELECTRIC EASEMENT BOOK 2609, PAGE 162

BRIAN K. & KATHARINA A JORDAN BOOK 1948, PAGE 1063

GERALD F. KOEHLER TRUST BOOK 2497, PAGE 217

SAM D. & PHYLLIS A. JACKSON BOOK 1538, PAGE 1422

N87°53'58"W 2633.68'

FOUND COPPER WELD WEST QUARTER CORNER OF SECTION 26, T-28-N, R-33-W

FOUND ALUMINUM MONUMENT SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

N87°49'37"W 1318.22'

FOUND 1/2" REBAR SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

N87°58'10"W 1315.95'

FOUND 1/2" REBAR EAST QUARTER CORNER OF SECTION 26, T-28-N, R-33-W

S2°16'20"W 1323.47'

992.37'

331.00'

SEWER MANHOLE RIM 1008.20' FL 1001.50' S (12" PVC) FIELD CREW HEARD FLOW FROM FORCE MAIN BUT NO EVIDENCE

STORM DRAINAGE EASEMENT 15'X130'

SEWER MANHOLE RIM 1006.13' FL IN 999.33' N (12" PVC) FL OUT 999.23' S (12" PVC)

S2°15'12"W 2639.77'

FOUND 1/2" IRON PIN SOUTH QUARTER CORNER OF SECTION 26, T-28-N, R-33-W CORNER DOCUMENT #600-98607 IRON PIN ALUMINUM CAP 2016

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

GRID

E FOUNTAIN RD
N. ST LOUIS AVE
MAIN STREET RD
SITE
26
ZORA ST

LOCATION SKETCH
SECTION 26, T 28 N, R 33 W
SCALE: 1"=2000'

LEGEND

FOUND IRON PIN AS NOTED	●
SET 5/8" X 18" REBAR WITH PLASTIC STAMPED A/E INC LC 62	○
POWER POLE W/ GUY	PP GY
LIGHT POLE	LP
WATER METER	W
CABLE RISER	C
TELEPHONE RISER	T
STREET LIGHT	
UTILITY EASEMENT	UE
BUILDING SETBACK LINE	BSL
STORM DRAINAGE EASEMENT	SD
SANITARY SEWER EASEMENT	SE
PERCENT OF STREET GRADE	X.XX%
PROPOSED SEWER MANHOLE	○
PROPOSED WATER VALVE AND FIRE HYDRATE	
PROPOSED STORM INLET	
PROPERTY LINE	
SECTION LINE	
PHASE LINE	
CENTERLINE LINE	
FENCE LINE	x x
BUILDING SETBACK LINE	
EASEMENT LINE	
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING FORCED MAIN SANITARY SEWER	FM
PROPOSED SANITARY SEWER	SS
PROPOSED FORCED MAIN SANITARY SEWER	FM
PROPOSED WATER LINE	W
PROPOSED STORM PIPE LINE	

SUBDIVISION INFORMATION

TOTAL ACRES:	83.1±
SMALLEST LOT:	6,760± SQ. FT. (LOTS 4–10, 54–58, 60–65, 67–71, 102–106, 108–113, 115–119, 124–128, 130–135, 137–141, 175–176, 178, 180, 182, 184, 201–205, 207–211, 214–222, 243–244, 261–277)
LARGEST LOT:	21,901± SQ. FT. (LOT 23)
TOTAL NO OF LOTS:	278
CURRENT ZONING:	R-1 PD
SOURCE OF WATER:	CITY OF JOPLIN
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 2555, PG 481

ZONING DATA
SUBJECT PROPERTY IS ZONED R-1 PD
(SINGLE-FAMILY RESIDENTIAL DISTRICT PLANNED DEVELOPMENT)

BUILDING SETBACK LINES:
FRONT: 25'
SIDE: 6'
SIDE CORNER LOT: 10'
REAR: 25'

SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
THAT I, RONALD W. WALLACE, DO HEREBY DECLARE THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY SUPERVISION, AND THAT THE EXISTING AND PROPOSED INFORMATION SHOWN HEREON IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

LAST REVISION DATE MARCH 30, 2022
ANDERSON ENGINEERING, INC. L.C. 62
by

RONALD W. WALLACE
MO P.L.S. NO. 2019015191

STATE OF MISSOURI
RONALD W. WALLACE
NUMBER PLS-2019015191
PROFESSIONAL LAND SURVEYOR

3-30-22
DATE

SOURCE OF DEED
JASON H. GASKILL AND
DEBRA S. GASKILL TRUST
BOOK 2555, PAGE 481

DEVELOPER AND OWNER
SCHUBER MITCHELL HOMES, LLC
1810 FOUNTAIN ROAD
WEBB CITY, MISSOURI 64870

ENGINEER/LAND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
JOSHUA OATHOUT, P.E.
RONALD W. WALLACE, P.L.S.

ANDERSON ENGINEERING EMPLOYEE OWNED
ENGINEERS · SURVEYORS · LABORATORIES · DRILLING

811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

FIELD: CF DATE: 3-30-22
DRAWN: SLM FIELD BK:
CHECKED: RWW JOB NO: 21J010090

JOP 100-6276
SHT. 1 OF 2 REV. ___